



**DRAFT
PLANNING & COMMUNITY
DEVELOPMENT COMMITTEE**

**APRIL 12, 2010
MINUTES**

I. CALL TO ORDER

Chair Lynn Norman called the meeting to order at 5:00 p.m. in the Council Chambers located on the first floor of Auburn City Hall, 25 West Main Street, Auburn, WA. Committee members present were: Chair Lynn Norman, Vice Chair Nancy Backus and Member Rich Wagner.

Staff members present included: Mayor Pete Lewis, Interim Director Kevin Snyder, Principal Planner Elizabeth Chamberlain, Environmental Protection Manager Chris Andersen, Environmental Planner Jennifer Shih, Parks, Arts & Recreation Director Daryl Faber, Human Resources/Risk & Property Management Director Brenda Heineman, Employee Relations/Compensation Manager John Fletcher, and Planning Secretary Renee Tobias.

Audience members included: Deputy Mayor Sue Singer, Councilmember Virginia Haugen, Councilmember John Partridge, Councilmember Bill Peloza, Greg Brower of Berger Partnership, WSU Professor Gregory Kessler, WSU Students and Robert Whale of The Auburn Reporter.

II. ANNOUNCEMENTS AND AGENDA MODIFICATIONS

The agenda was modified by the addition of Item V.G., Animal Control.

For clarification of these minutes, Chair Norman modified the agenda by reordering the sequence, discussing Item V.G. first.

III. CONSENT AGENDA

A. Minutes – March 22, 2010

Member Backus moved and Member Wagner seconded to approve the minutes as presented; Chair Norman concurred.

MOTION CARRIED UNANIMOUSLY 2-0

IV. ACTION

There were no items for Committee's approval.

V. DISCUSSION

A. Jacobson Park Update/BPA Master Plan

Chair Norman noted that this discussion item will be on the Jacobson Tree Farm Park Master Plan. The Bonneville Power Administration (BPA) will not be part of this discussion.

On June 15, 2009, the City Council adopted Resolution No. 4494 which authorized the Mayor to enter into a contract with the Berger Partnership PS to develop a master plan for the Jacobsen Tree Farm property. Parks, Arts & Recreation Director Daryl Faber distributed a draft copy of this master plan. Greg Brower of the Berger Partnership and Mr. Faber reviewed the conceptual landscape drawing with the Committee.

The following are key presentation points:

- Two community meetings were held. Community feedback from these meetings were incorporated into the Master Plan, including a place to gather, a place for shelter, take advantage of the Mt. Rainier view and balance of activities.
- The Master Plan allows for flexibility. While many features are planned for specific locations, there is abundant open space that is not programmed. This allows for a variety of uses and options for the future.
- Parking and arrival were strategically placed for the views, eliminating the line of site to the BPA towers. Plan contains 150 parking spots.
- Grand Lawn will serve as a multiple function area, i.e., modified soccer field, concerts.
- Lighted athletic fields were placed close to Arthur Jacobsen Elementary School rather than close to neighborhoods.
- Intent is to have a master trail around the property, similar to Game Farm Park.
- There is an overlay of rain gardens and storm water management, the use of sustainable materials and pervious pavements.
- Staff is exploring funding opportunities for each phase of the project, including funds from the Washington State Recreation Conservation Office.

B. Lea Hill/Green River CC Park

Parks, Arts & Recreation Director Daryl Faber provided an update status of the Lea Hill Park and Green River Community College (GRCC) land transfer.

The following are key presentation points:

- The appraisals are complete; difference in valuation is approximately \$180,000. This takes into account the wetlands on both properties as well as the loss of approximately 2.5 acres.
- The difference between the existing value of the acreage and the to-be developed park amenities is estimated to be approximately \$1,500,000.
- The City, GRCC and State of Washington are currently working on the details of the transfer as well as a Memo of Understanding or Interlocal agreement that will speak to the long term maintenance. Staff proposes the transfer ownership of Lea Hill Park to the College in exchange for the Martin property and additional improvements as dictated by the to-be approved "Park Master Plan". Together, property and improvements transferred to the City will be (as required by the existing deed) of equal value and recreation function to the existing Lea Hill Park property.

- Next 3-6 month steps: Park-planning community meetings and Park Board meeting to be scheduled after the GRCC Trades Building Community meetings. Council would then need to approve the land transfer and master plan.

C. Resolution No. 4585 – King County Countywide Planning Policies

Principal Planner Elizabeth Chamberlain provided the background on Resolution No. 4585. Beginning in December 2008 through summer 2009, City staff attended the King County Growth Targets Committee meetings to discuss the 10-year population (housing units) and employment (jobs) targets allocation process. The Planning & Community Development Committee was briefed several times during this process.

Auburn has been allocated a housing unit target of 9,620 and an employment target of 19,350 jobs. The City has sufficient capacity through existing zoning to accommodate this growth.

Member Backus moved and Member Wagner seconded to forward Resolution No. 4585 to full Council for consideration; Chair Norman concurred.

MOTION CARRIED UNANIMOUSLY 2-0

D. Amendments to Pierce County Countywide Planning Policies

When Vision 2040 was adopted by the Puget Sound Regional Council General Assembly in May 2008, there were provisions for the four counties to update their Countywide Planning Policies (CPP) to be consistent with the Multi-County Planning Policies identified in Vision 2040. Pierce County began that work, through the Growth Management Coordinating Committee (GMCC), towards the end of 2009. The GMCC is a staff level committee representing each jurisdiction in Pierce County that makes recommendations, related to growth management, to the Pierce County Regional Council (PCRC).

The GMCC has been working on proposed changes to the CPPs to be consistent with Vision 2040 and will be making a recommendation to the PCRC on April 26, 2010. Once the GMCC forwards their recommendation, then the PCRC will begin working through the proposed amendments in May 2010 and eventually make a recommendation to the Pierce County Council.

Principal Planner Elizabeth Chamberlain referred the Committee to the proposed changes to the Countywide Planning Policies as distributed in the agenda. The following are key presentation points:

- The GMCC is working on a fifth draft that will be available April 15, 2010.
- Three new chapters have been added: 1) Community and Urban Design, 2) Health and Wellbeing, and 3) Rural Areas

Chair Norman asked the Committee to forward any comments or concerns to staff.

E. PCDC Status Matrix

Chair Norman asked the Committee to forward any questions or concerns regarding the Matrix to staff.

F. Green Architectural Aesthetics for Buildings in the Auburn Environmental Park District

The 244 acre District is zoned with development code incentives for green oriented innovative businesses. It includes the adjacent Auburn Environmental Park, a unique 114 acre urban open space. Councilmember Rich Wagner presented background on the Auburn Environmental Park and the City's connection with Washington State University's Institute for Sustainable Design.

Washington State University Professor Gregory Kessler, School of Architecture and Construction Management, provided an overview of the Community/ University Partnership.

Students from the WSU School of Architecture and Construction Management presented design concepts that could serve as a model for future development in the Green Zone in Auburn's Environmental Park (AEP). The four emphasis areas of the projects were 1) walls, 2) floors, 3) roofs and 4) columns. As part of these projects, each student built a three dimensional model with an emphasis on "green aesthetics".

G. Animal Control

Human Resources/Risk & Property Management Director Brenda Heineman distributed a *Cost Comparison In-House with Pierce County vs. King County* sheet and reviewed the information and associated costs with the Committee. Ms. Heineman noted that the current King County animal control contract expires June 30, 2010. However, the County has given the City until April 30, 2010 to make a decision on whether the City will continue with King County for six months (July – December 2010) until another option is found or the City will have to renew the contract for another 2.5 years.

Staff recommends entering into a one-year contract with Pierce County for animal sheltering and the City take on the responsibility of hiring an animal control officer and issuance of pet licenses, using the fees to offset the costs.

Committee was in support of staff's recommendation.

VI. ADJOURNMENT

There being no further business to come before the Planning and Community Development Committee, Chair Norman adjourned the meeting at 6:45 p.m.

APPROVED THIS _____ DAY OF APRIL 2010.

Lynn Norman, Chair

Renee S. Tobias, Planning Secretary